


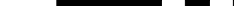









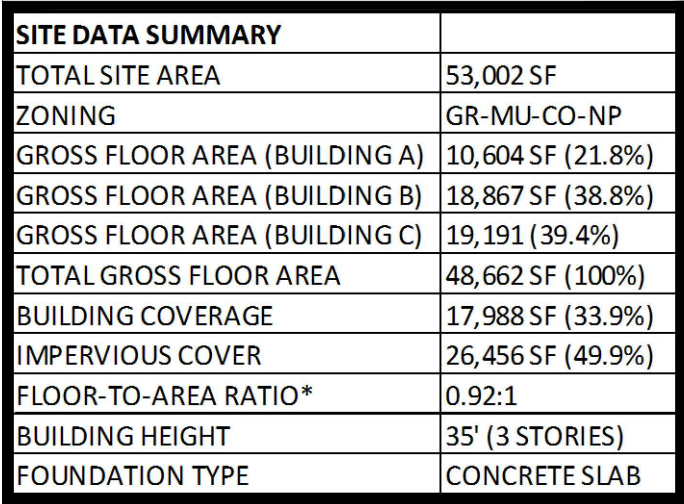
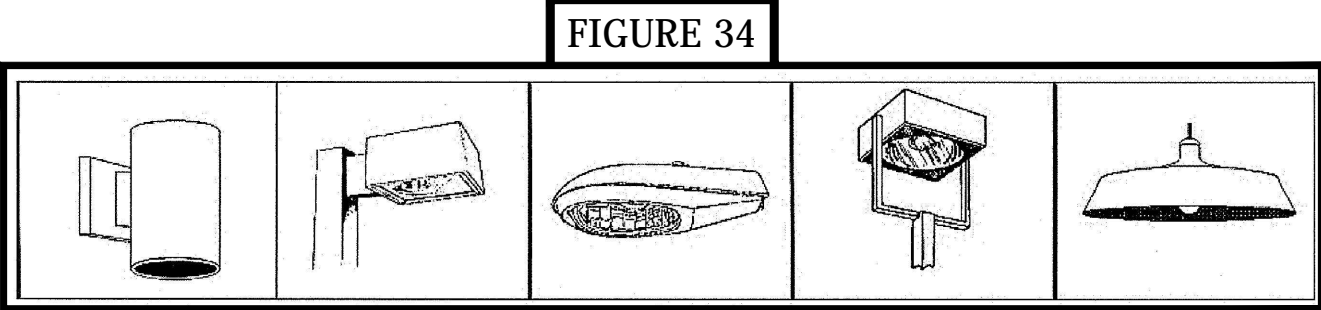


BUILDING DATA			
AREA	EXISTING	PROPOSED	ALLOWABLE PER BASE GR ZONING
FIRST FLOOR	20,203 SF	17,988 SF	
SECOND FLOOR	1,747 SF	17,988 SF	
THIRD FLOOR	- SF	12,686 SF	
TOTAL ENCLOSED GROSS FLOOR AREA	21,950 SF	48,662 SF	53,003 SF
FAR*	0.41 :1	0.92 :1	1.00 :1
BUILDING COVERAGE	20,203 SF	17,988 SF	39,752 SF
	38.12%	33.94%	75.00%
BUILDING AREA BY USE		EXISTING	PROPOSED
AUTO/MOTORCYCLE REPAIR		13,400 SF	- SF
COMMERCIAL KITCHEN		5,250 SF	- SF
VACANT		3,300 SF	- SF
HOTEL (80 ROOMS)		- SF	45,162 SF
RESTAURANT		- SF	3,500 SF
TOTAL		21,950 SF	48,662 SF

	ACCESSIBLE ROUTE		BOUNDARY / RIGHT OF WAY
	LOC		CURB / EDGE OF PAVEMENT
	LIMITS OF CONSTRUCTION		OVERHEAD UTILITY LINE
	1.471 ACRES / 64,072 SF		EXISTING BUILDING FACE
	PERVIOUS COVERAGE		CONCRETE SWLK. / PVMT.
	7' WIDE STREET		NEW BUILDING ENCLOSURE
	TREE/FURNITURE ZONE		OUTSIDE EXISTING FOOTPRINT
	FUTURE RAIN GARDEN AREA		

1. THIS SITE PLAN IS FOR THE WATERFRONT OVERLAY VARIANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION.
2. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE GO, LR, GR, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT (SECTIONS 25-2-585).
3. AT THE TIME OF CONSTRUCTION WITH A PART B SITE PLAN, ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
4. THIS PROPERTY IS WITHIN THE CONTROLLED COMPATIBLE LAND USE AREA DEFINED BY CHAPTER 241 OF THE LOCAL GOVERNMENT CODE. DEVELOPMENT ON THIS PROPERTY IS LIMITED BY CHAPTER 25-13 OF THE AUSTIN CITY CODE. AIRPORT HAZARDS AS DEFINED IN FEDERAL AVIATION REGULATIONS PART 77, AS ADOPTED BY THE CITY IN SECTIONS 25-13-23, ARE PROHIBITED.
5. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO MAINTAIN CLEARANCE. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
6. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDED ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
7. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
8. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT REQUIRE ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF THE FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
9. ALL NON CONFORMING DRIVEWAYS WILL BE BROUGHT TO CODE WITH CONSTRUCTION PLANS.
10. ANY RELOCATION OF ELECTRIC FACILITIES WILL BE A THE LANDOWNERS/DEVELOPERS EXPENSE.
11. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE THE SITE AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
12. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
13. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
14. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
15. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
16. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
17. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
18. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
19. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A R.O.W. EXCAVATION PERMIT IS REQUIRED.
20. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING THE BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURE SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
21. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.



TREE LIST		5020	20"	HACKBERRY	5101	11"	RED OAK
NUMBER	DESCRIPTION	5021	10"	CHINABERRY	5102	15"	CHINABERRY
5001	29" PECAN	5022	10" <td>CHINABERRY</td> <td>5103</td> <td>14"<td>CHINABERRY</td></td>	CHINABERRY	5103	14" <td>CHINABERRY</td>	CHINABERRY
5002	23" AMERICAN ELM	5023	9" <td>CHINABERRY</td> <td>5104</td> <td>9"<td>HACKBERRY</td></td>	CHINABERRY	5104	9" <td>HACKBERRY</td>	HACKBERRY
5003	24" SYCAMORE	5024	10" <td>CHINABERRY</td> <td>5105</td> <td>9"<td>HACKBERRY</td></td>	CHINABERRY	5105	9" <td>HACKBERRY</td>	HACKBERRY
5004	33" AMERICAN ELM	5025	15" <td>CHINABERRY</td> <td>5106</td> <td>13"<td>HACKBERRY</td></td>	CHINABERRY	5106	13" <td>HACKBERRY</td>	HACKBERRY
5005	23" AMERICAN ELM	5026	15" <td>CHINABERRY 11-7</td> <td>5107</td> <td>11"<td>HACKBERRY</td></td>	CHINABERRY 11-7	5107	11" <td>HACKBERRY</td>	HACKBERRY
5006	36" SYCAMORE	5027	9" <td>CHINABERRY</td> <td>5108</td> <td>14"<td>LIVE OAK</td></td>	CHINABERRY	5108	14" <td>LIVE OAK</td>	LIVE OAK
5007	25" AMERICAN ELM	5028	21" <td>CHINABERRY 15-12</td> <td>5109</td> <td>8"<td>HACKBERRY</td></td>	CHINABERRY 15-12	5109	8" <td>HACKBERRY</td>	HACKBERRY
5008	23" MESQUITE	5029	8" <td>CHINABERRY</td> <td>5110</td> <td>10"<td>PERSIMMON</td></td>	CHINABERRY	5110	10" <td>PERSIMMON</td>	PERSIMMON
5009	19" MESQUITE 28-12-10	5030	10" <td>HACKBERRY</td> <td>5111</td> <td>8"<td>HACKBERRY</td></td>	HACKBERRY	5111	8" <td>HACKBERRY</td>	HACKBERRY
5010	11" HACKBERRY 7-6-2	5031	9" <td>CHINABERRY</td> <td>5112</td> <td>20"<td>AMERICAN ELM</td></td>	CHINABERRY	5112	20" <td>AMERICAN ELM</td>	AMERICAN ELM
5011	11" HACKBERRY 7-6-2	5032	12" <td>CHINABERRY</td> <td>5113</td> <td>28"<td>COTTONWOOD</td></td>	CHINABERRY	5113	28" <td>COTTONWOOD</td>	COTTONWOOD
5012	10" HACKBERRY	5033	9" <td>HACKBERRY</td> <td>5114-5133</td> <td colspan="2">NOT USED</td>	HACKBERRY	5114-5133	NOT USED	
5013	11" HACKBERRY	5034	26" <td>COTTONWOOD 19-14</td> <td>5314</td> <td>25"<td>COTTONWOOD</td></td>	COTTONWOOD 19-14	5314	25" <td>COTTONWOOD</td>	COTTONWOOD
5014	24" COTTONWOOD	5035	18" <td>AMERICAN ELM</td> <td>5315</td> <td>14"<td>HACKBERRY</td></td>	AMERICAN ELM	5315	14" <td>HACKBERRY</td>	HACKBERRY
5015	17" HACKBERRY 8-8-5-5	5036	9" <td>HACKBERRY</td> <td>5316</td> <td>12"<td>HACKBERRY</td></td>	HACKBERRY	5316	12" <td>HACKBERRY</td>	HACKBERRY
5016	18" HACKBERRY 12-8	5037	19" <td>CHINABERRY</td> <td>5317</td> <td>13"<td>HACKBERRY</td></td>	CHINABERRY	5317	13" <td>HACKBERRY</td>	HACKBERRY
5017	12" HACKBERRY	5038	20" <td>HACKBERRY</td> <td>5318</td> <td>25"<td>CHINABERRY</td></td>	HACKBERRY	5318	25" <td>CHINABERRY</td>	CHINABERRY
5018	9" HACKBERRY	5039	8" <td>HACKBERRY</td> <td>5319</td> <td>14"<td>CHINABERRY</td></td>	HACKBERRY	5319	14" <td>CHINABERRY</td>	CHINABERRY
5019	8" HACKBERRY	5040-5100	NOT USED		5320	16" <td>CHINABERRY</td>	CHINABERRY

1. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064].
2. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. [SECTION 25-2-1067]
3. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. [SECTION 25-2-1067].
4. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067].

Planning and Development Review Department	
RELEASED FOR GENERAL COMPLIANCE:	ZONING
Rev. 1 _____	Correction 1 _____
Rev. 2 _____	Correction 2 _____
Rev. 3 _____	Correction 3 _____
<p>Final plot must be recorded by the Project Expiration Date, if applicable.</p> <p>Final Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.</p>	